

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 Oronsay Crescent, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$1,010,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2021

to

30/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	31 Moray St DIAMOND CREEK 3089	\$1,180,000	28/10/2021
2	18 Kingfisher Dr DIAMOND CREEK 3089	\$1,165,000	13/08/2021
3	33 Covala Ct ST HELENA 3088	\$1,145,000	21/10/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/11/2021 18:34

26 Oronsay Crescent, Diamond Creek Vic 3089

**Jellis
Craig**

Steve Schumann

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Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

September quarter 2021: \$1,010,000



4 3 7

Property Type: House

Land Size: 1665 sqm approx

Agent Comments

Comparable Properties



31 Moray St DIAMOND CREEK 3089 (REI)

Agent Comments

4 2 6

Price: \$1,180,000

Method: Private Sale

Date: 28/10/2021

Property Type: House

Land Size: 658 sqm approx



18 Kingfisher Dr DIAMOND CREEK 3089 (REI)

Agent Comments

4 3 2

Price: \$1,165,000

Method: Private Sale

Date: 13/08/2021

Property Type: House (Res)

Land Size: 714 sqm approx



33 Covala Ct ST HELENA 3088 (REI)

Agent Comments

4 2 2

Price: \$1,145,000

Method: Auction Sale

Date: 21/10/2021

Property Type: House (Res)

Land Size: 778 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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